

Minutes  
2014 Annual Meeting of the Cherryhill  
Home Owners' Association  
May 28, 2014

Ron Hegge, HOA President, called meeting to order at 6:15 p.m. A sign in sheet indicated that a quorum was established. Ron briefly stated that there were three Board members (President, Vice President, and Secretary) that would be resigning at the end of this meeting. The President also stated he believed we had a good year financially as indicated by the treasurer's report. The President briefly touched on the monetary surplus and the details regarding that which would be covered later in the meeting. Also, the President briefly covered the pond pump out issue we had at the beginning of the year. Greg Isaman mentioned Heidi Scotting's comments to the last year's minutes. A motion was then made (by a person not identified) to accept the 2013 minutes and last year's minutes were approved by a unanimous vote.

In the Treasurer's absence, Karen Holt went over the financial report. In essence the report indicated that the HOA was in good shape financially. The President then explained to the group that the Board has discussed lowering the HOA dues in 2015 if there was an excessive amount of money left over in the HOA account at the end of the year. Judy Hegge stated that such a rebate makes sense. She also noted that we still need to keep a reserve. Ron stated that a reserve of \$5,000 should be a good reserve amount. However, we have to wait to the end of the year to see if we have a surplus in order to determine what the refund would be. The 2015 dues would then be reduced based on what was left over from the reserve base (\$5,000) divided by the number of homeowners. This would be determined by the Board after all bills were paid. The President then indicated that there 4 homeowners' who haven't paid their assessments although no discussion was made as to who these homeowners were. Additionally, nothing was said regarding who would pursue this matter. At this time Judy Hegge moved to accept the financial report and Kathy Stern seconded the motion. There was no opposition to the report and it was approved.

Ron then opened up the discussion for nominating new board members. Ron Hegge nominated Jason Broidy for President and then asked if there were any other candidates for President. There were none. Judy Hegge moved and Greg Isaman seconded the motion. Mr. Broidy accepted the nomination. A motion was then asked for Vice President. Ken Leis provided a brief explanation of what the VP does. This position basically supports the board and its decisions and serves in the President's absence. Debra Bailey nominated David Bailey for the job of VP. Karen Holt seconded the motion and it was passed without dissent. Greg Isaman then discussed the responsibilities of his job as HOA Secretary. The President asked for volunteers and Kathy Stern indicated she would take the job as Secretary and Cindy Winder seconded the motion. The nomination was passed unanimously.

The President wanted to discuss the options for this HOA. He stated we have been an HOA that has gotten along well and we are all interested in maintaining good neighborly relations. He believes this should be the norm and continue. The President elect said that he agreed with that assessment. At this time the existing Board members were congratulated for their work. The issues surrounding the irrigation pond were then discussed. The pond was full of mud at the beginning of the irrigation season and it took a lot of effort and money to get it cleaned out and irrigation started. We paid close to \$2,000 for that effort and that may be excessive. The irrigation pump control panel also had to be replaced due to some moisture damage and that caused a slight delay in getting the irrigation water on. Greg Isaman suggested that the HOA obtain bids early on for spring clean out the pond and to pump it out in the fall.

Dwain Watson nominated Greg Isaman to be in charge of soliciting bids and basically take care of all pond and irrigation issues. When asked if there were any objections to this being done there were none. Mr. Isaman stated that he would submit all bids to the Board and they could determine who would do this work.

The President then brought up the issue of homeowners following the HOA covenants. The President said that our covenants are reasonable. However, Ken Leis stated that we need provisions to enforce those covenants and that a written policy for enforcement needs to be completed and shared with all homeowners. Greg Isaman briefly discussed the requirements contained in the Colorado Common Interest Ownership Act for such a policy and the President elect agreed. Ken Leis and Rae Benton put forward a motion that such a policy for non-compliance be developed and Jason Broidy seconded it. No opposition was heard and the motion carried. Ken Leis then suggested the HOA may want to have an outside source run the HOA instead of a governing Board. Jason Broidy said that an attorney's office runs the Highlands Ranch HOA and it is costly and is difficult to deal with. Greg Isaman said that the current Board should be able to handle all HOA affairs and to pay someone to do this would be an unnecessary cost. He further stated that he would like to have any written policies developed by the Board be circulated to all homeowners for comments. These comments would then receive full consideration before implementing any policy in final form.

A homeowner asked why the drainage ditch on the south side of the development hasn't been cleaned out. The President said he has contacted WDYards and they will be cleaning out this ditch in the near future. Regarding the absence of a cherry tree that was removed from the entrance Greg Isaman said he contacted all retail and wholesale nurseries in the area and none carried large cherry trees – only very small ones. A member in the audience said that cherry trees have to be sprayed so something else should be acceptable. A discussion ensued regarding whether a different ornamental tree could be planted there and a consensus was reached regarding an alternative tree in the entryway. It will then be up to the new Board to select an alternative and have it planted.

The President then asked if there were any other subjects or issues that the group wanted to discuss. There were no new issues and the meeting adjourned at 6:54 p.m.